108.0	0004	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,283,000	/	1,283,000
USE VALUE:	1,283,000	/	1,283,000
ASSESSED:	1,283,000	/	1,283,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE VINCENT/SARAH BOTT
Owner 2:	
Owner 3:	
Street 1:	57 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COVENO JAMES F & PATRICIA A -
Owner 2:	-
Street 1:	57 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,501 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Wood Shingle Exterior and 3792 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10501.000	768,500		514,500	1,283,000
Total Card	0.241	768,500		514,500	1,283,000
Total Parcel	0.241	768,500		514,500	1,283,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.31 | /Parcel: 338.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	69482
GIS Ref	
GIS Ref	
Insp Date	08/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 108.0-0004-0003.0

!8527!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	768,500	0	10,501.	514,500	1,283,000	1,283,000	Year End Roll	12/18/2019
2019	101	FV	583,100	0	10,501.	514,500	1,097,600	1,097,600	Year End Roll	1/3/2019
2018	101	FV	563,900	0	10,501.	441,000	1,004,900	1,004,900	Year End Roll	12/20/2017
2017	101	FV	563,900	0	10,501.	411,600	975,500	975,500	Year End Roll	1/3/2017
2016	101	FV	563,900	0	10,501.	352,800	916,700	916,700	Year End	1/4/2016
2015	101	FV	465,500	0	10,501.	316,100	781,600	781,600	Year End Roll	12/11/2014
2014	101	FV	465,500	0	10,501.	292,500	758,000	758,000	Year End Roll	12/16/2013
2013	101	FV	465,500	0	10,501.	278,900	744,400	744,400		12/13/2012

PRINT

Date	Time
12/10/20	23:05:55

LAST REV

Date	Time
09/13/18	12:47:53
apro	

USER DEFINED

Prior Id # 1:	69482
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8527

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COVENO JAMES F	1253-47		6/6/2002		620,000	No	No		
	965-81		1/1/1983		122,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2011	1100	Addition	103,000					ADD 2ND FLOOR / AD

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	CC	Chris C
5/2/2012	Info Fm Prmt	BR	B Rossignol
4/28/2009	Meas/Inspect	189	PATRIOT
9/1/2002	MLS	MM	Mary M
11/29/1999	Mailer Sent		
10/28/1999	Measured	256	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10501		Sq. Ft.	Site		0	70.	0.70	4									514,520						514,500	

Total AC/HA:	0.24107	Total SF/SM:	10501	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	514,520	Spl Credit		Total: 514,500

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

COMMENTS

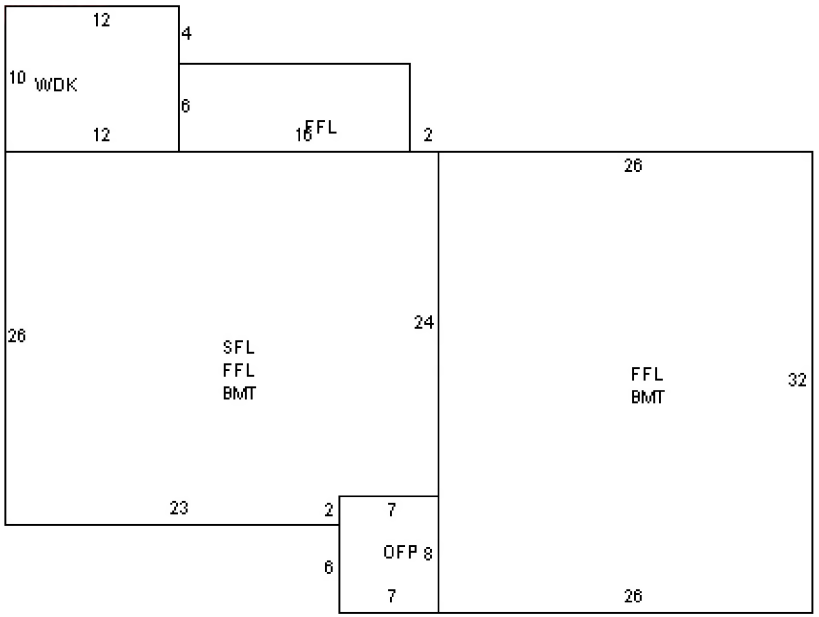
646-1159. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	1	HB	1				

SKETCH



Un Sketched Sub
FAD: 54,

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06766105
Const Adj.:	1.00291157
Adj $ / SQ:	133.846
Other Features:	139865
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	805546
Depreciation:	37055
Depreciated Total:	768491

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.02
Special Features:	0	Val/Su Net:	179.22
Final Total:	768500	Val/Su SzAd	305.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,694	133.850	226,735
BMT	Basement	1,598	78.300	125,123
SFL	Second Floor	766	133.850	102,526
WDK	Deck	120	14.380	1,725
OFP	Open Porch	56	44.130	2,471
FAD	Addition	54	133.850	7,228

Net Sketched Area:	4,288			Total:	465,808
Size Ad	2514	Gross Are	4288	FinArea	3792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						
2	Frame Shed	D	Y	1	10X14	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	